

# FOR SALE

## 16 Unit Apartment Building

609 South Street  
GREEN LAKE, WISCONSIN

### PROJECTED INCOME:

(10) Two Bedroom @	\$460.00/month
(6) One Bedroom @	\$410.00/month
Laundry Income	\$2,794/year
TOTAL ANNUAL INCOME:	\$87,514
Estimate vacancy 5%	(\$4,236)
TOTAL GROSS INCOME:	\$83,278



### EXPENSES:

Advertising	\$174
Insurance	\$2,000
Utility, Common Electric	\$1,596
Utility, Water/Sewer	\$4,184
Real Estate Taxes	\$8,201
Repairs	\$3,000
Lawn/Snow	\$3,000
Trash	\$1,908
Manager	\$3,600

TOTAL EXPENSES: \$27,663

NET INCOME: \$55,615

PRICE: \$560,000



PRICED RIGHT! Quality built in 1985; this 16 unit apartment offers a great mix of one and two bedroom units. Each apartment includes appliances and their own private garage. Intercom access, great on-site manager, lower level community room, and storage lockers for each unit plus maintenance. Green Lake is the County Seat and is located 5 miles west of Ripon

Call us for your investment real estate needs. We'll find it for you!

  
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